

Cameron Park Community Services District
2502 Country Club Drive
Cameron Park, CA 95682



**Covenants, Conditions & Restrictions (CC&R) Committee
Meeting
Monday, April 3, 2023
5:30 p.m.**

Cameron Park Community Center – Social Room

**2502 Country Club Drive
Cameron Park, CA 95682**

HYBRID TELECONFERENCE TEAMS MEETING LINK

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ODA5YzQxMWItNDk5YS00YjQwLTg0NTUtNjZmMjMwOGFjMjEw%40thread.v2/0?context=%7b%22Tid%22%3a%227546519e-2cd5-4e2c-bed5-ac3d46eec8ff%22%2c%22Oid%22%3a%224f4c82c7-da83-408c-81ac-1e0e85add9b4%22%7d

Agenda

Members: Chair, Eric Aiston (EA) V. Chair, Bob Dutta (BD), Bob Dutta (BD)
Director Dawn Wolfson (DW), Kristen Wiederhold (KW)
Alternate: Tim Israel (TI)

Staff: CC&R Compliance Officer Jim Mog, CC&R Compliance Officer, General Manager André Pichly

CALL TO ORDER

ROLL CALL

Public testimony will be received on each agenda item as it is called. The principal party on each side of an issue is allocated 10 minutes to speak, individual comments are limited to 3 minutes except with the consent of the Committee; individuals shall be allowed to speak on an item only once. Members of the audience are asked to volunteer their name before addressing the Committee. The Committee reserves the right to waive said rules by a majority vote. All demonstrations, including cheering, yelling, whistling, handclapping, and foot stomping which disrupts, disturbs or otherwise impedes the orderly conduct of the Committee meeting are prohibited.

APPROVAL OF AGENDA

1. APPROVAL OF CONFORMED AGENDA

a. Conformed Agenda – CC&R Meeting – March 6, 2023

OPEN FORUM

Members of the public may speak on any item not on the agenda that falls within the responsibilities of the Committee.

DEPARTMENT MATTERS

2. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
 - o Total Cases Open = 38
 - Initial Notices – 7
 - Referred to Legal – 4
 - Pre-Legal Notices – 3
 - Final Notices – 6
 - Referred to Outside Agency – 1
 - Courtesy Notices – 5
 - o Prior Month's Cleared Cases – 23
 - o Prior Month's New Cases – 6

- b. Architectural Review Projects – Period – March 7th-21st, 2023
 - o Projects Reviewed – 26
 - o Projects Approved – 25
 - o Monthly Total Jobs - 47

Summary of ARC Projects:

- o Roofs – 13
- o Solar – 5
- o Tree Removals – 2
- o Fences – 1
- o New Home Const. – 1
- o ADU/JADU – 1
- o Swimming Pool – 0
- o Exterior House Paint – 0
- o Carport – 1
- o Deck – 1
- o Exterior Renovation – 0
- o Siding Replacement – 0
- o Detached Garage – 0
- o Gazebo/Pergola/Patio Cover – 0

3. Review and Discuss

- a) Airpark Estates CC&R. (Attachment 3a.)
- b) C&R Department field Priorities – Revisit for new CC&R committee members (Attachment 3b.)

4. Staff Updates

- a) CCR22-1023 – 4049 Lochaber Dr. – Cameron Valley Estates - Article II: Use Restrictions. Unpermitted structure on property. Owner has postponed abatement and notified both CC&R and County that the structure would be removed at the first of the year. Approved pre-legal was sent certified mail and not accepted by owner. Additional pre-legal sent regular mail. Case has been moved to Legal notice from council. Abatement still not achieved.
- b) CCR22 – 1042 – 3380 El Dorado Royal. – Cameron Park N. 1 – Clause 4(f): Vehicle Storage Requirement. Previous big rig trailer was removed from side frontage of property and Cameron Park Dr. Later, Owner brought in a cargo trailer and is storing it in front of residence. This is the same violation as the previous big rig trailer and notice does not reset for violations of the same nature. Additional pre-legal notice was sent when the cargo trailer was stored in frontage. Case was forwarded to Legal notice from council for improperly stored trailer item. The owner is refusing to comply and has not been to the CC&R meetings to discuss.
- c) CCR21-1041 – 2133 Carrillo Ct. – Bar J Ranch #2. – Clause 17: Vehicles. Legal notice was sent to the owner on October 11, 2022. No applications for improvements on storage have been received. Abatement completed as of last inspection.
- d) CCR22-1040 2824 Hillcrest Dr. – Deer Creek Estates Unit B. – Special Provisions 13: Trailered items. The owner has been sent a legal notice. Abatement complete.

5. Items for Future CC&R Committee Agendas

6. Items to take to the Board of Directors

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF – Tim Reimer and Andre Pichly will be conducting the May meeting.

ADJOURNMENT

Cameron Park Community Services District
2502 Country Club Drive
Cameron Park, CA 95682



Covenants, Conditions & Restrictions (CC&R) Committee Meeting

Monday, March 6, 2023

5:30 p.m.

Cameron Park Community Center – Social Room

2502 Country Club Drive

Cameron Park, CA 95682

Conformed Agenda

Members: Candace Hill-Calvert (CHC), Bob Dutta (BD)
Director Dawn Wolfson (DW), Director Eric Aiston (EA), Kristen Wiederhold (KW)
Alternate: Tim Israel (TI)

Staff: CC&R Compliance Officer Jim Mog, General Manager André Pichly

CALL TO ORDER - 5:32 PM

ROLL CALL - CHC, BD, DW, EA, KW

Public testimony will be received on each agenda item as it is called. The principal party on each side of an issue is allocated 10 minutes to speak, individual comments are limited to 3 minutes except with the consent of the Committee; individuals shall be allowed to speak on an item only once. Members of the audience are asked to volunteer their name before addressing the Committee. The Committee reserves the right to waive said rules by a majority vote. All demonstrations, including cheering, yelling, whistling, handclapping, and foot stomping which disrupts, disturbs or otherwise impedes the orderly conduct of the Committee meeting are prohibited.

APPROVAL OF AGENDA – Approved with Corrections to made to Conformed Agenda 5-0

1. APPROVAL OF CONFORMED AGENDA – Approved 5-0

a. Conformed Agenda – CC&R Meeting – February 6, 2023

OPEN FORUM

Members of the public may speak on any item not on the agenda that falls within the responsibilities of the Committee.

CONSENT AGENDA – Item 2.

2. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
 - Total Cases Open = 49
 - Initial Notices – 11
 - Referred to Legal – 2
 - Pre-Legal Notices – 4
 - Final Notices – 8
 - Referred to Outside Agency – 1
 - Courtesy Notices – 8
 - Prior Month's Cleared Cases – 8
 - Prior Month's New Cases – 8

- b. Architectural Review Projects – Period – January 2023
 - Projects Reviewed – 26
 - Projects Approved – 26

Summary of ARC Projects:

- Roofs – 15
 - Solar – 5
 - Tree Removals – 3
 - Fences – 0
 - New Home Const. – 0
 - ADU/JADU – 1
 - Swimming Pool – 0
 - Exterior House Paint – 0
 - Landscape – 0
 - Deck – 0
 - Exterior Renovation – 2
 - Siding Replacement – 0
 - Detached Garage – 0
 - Gazebo/Pergola/Patio Cover – 0
-

DEPARTMENT MATTERS

3. Appointment of Chair and V. Chair

Motion for Chair – Eric Aiston. 4-0 For, 1 Abstain, 0 Against

Motion for V. Chair – Bob Dutta. 4-0 For, 1 Abstain, 0 Against

4. Review and Provide Decision

ARC forwarded item for review by the CC&R committee:

- a. ARC23-1037 – 3457 Sudbury Rd. – Cameron Park #6 – Shade structure for passenger vehicles. (Attachment 4a & 4b.) – *Direction from CC&R – Request measurement details of pad for structure, measure and show setback of structure lid from house balcony, Paint to match home or treatments. ARC can make approval based on the above additional information.*

*Note – 5:56 PM - Director Wolfson stepped out of meeting.

5. CC&R Committee Orientation – Presentation by CC&R Officer

*Note – 6:00 - Director Wolfson returned to meeting.

6. Defensible Space and Weed Abatement Presentation – Presentation by CAL FIRE Prevention Specialist.

7. Items for Future CC&R Committee Agendas – *Future educational presentations for committee requested in future meetings.*

8. Items to take to the Board of Directors – *None.*

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF – *None.*

ADJOURNMENT – 6:32 PM

Conformed Agenda Prepared by:

Conformed Agenda Approved by:

Jim Mog
CC&R Officer

Chair Director Aiston or V. Chair Bob Dutta
CC&R Committee

CC&R Violation Manager Case Detail Report

Case#	Status	Violation(s)	Street Number	Street Name	
CCR22-1042	Referred to Legal	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open Cameron Park North Unit No. 1 - Unallowed commercial use of property - Closed	3380	El Dorado Royale	
CCR22-1023	Referred to Legal	Cameron Valley Estates Unit No. 1 - Article II Use Restrictions - 2.2 Nature of Building - Open Cameron Valley Estates Unit No. 1 - Article IV Architectural Review - 4.2.1 Review by Committee - Subject to Review - Open	4049	LOCHABER	Dr
CCR21-1041	Referred to Legal	Bar J Ranch Unit 2 - 17. Vehicles - Open Bar J Ranch Unit 2 - 17. Vehicles - Open Bar J Ranch Unit 2 - Vehicles - Open	2133	CARRILLO	Ct
CCR19-1035	Referred to Legal	Airpark Estates - Improperly stored Materials - Open	3115	BOEING	Rd
CCR21-1018	Referred to Outside Agency	Creekside Estates Unit Nos. 2 and 3 - II. Special Provisions - K. - Open	2781	HILLCREST	Dr
CCR21-1017	PENDING	Other - Open	2967	ROYAL PARK	Ct
CCR23-1014	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	2885	HOLLY HILLS	Ln.
CCR23-1007	Courtesy Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions - Open	3132	BOEING	Rd
CCR23-1006	Courtesy Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions - Open	3142	BOEING	Rd
CCR23-1005	Courtesy Notice Sent	Airpark Estates - Improperly stored Materials - Open Air Park Estates - Commercial Vehicle Parking - Open	3229	BARON	Ct
CCR22-1101	Courtesy Notice Sent	Bar J Ranch #9 = Section 19 amendment - Garages and Vehicles - Open	4305	GAILEY	Ct
CCR22-1104	Final Notice Sent	Royal Highlands Unit EC 1 - 12 - Open	2757	ROYAL PARK	Dr
CCR22-1103	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3884	HILLSBOROUGH	Rd
CCR22-1097	Final Notice Sent	The Highlands Unit No. 5 - CLAUSE 4.e) Building Regulations - Open	3006	ROYCE	Dr
CCR22-1095	Final Notice Sent	The Highlands Unit No. 2 - CLAUSE 4.e) Building Regulations - Open	3061	ROYCE	Dr

CCR22-1078	Final Notice Sent	Cameron Park North Unit No. 8 - Failure to Obtain Architectural Review Committee Approval - Closed Cameron Park N. Unit 7 - Section 7 & 17 - Closed	3421	MAJAR	Ct
CCR21-1006	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3661	LARKSPUR	Ln.
CCR22-1102	Initial Notice Sent	Bar J Ranch #9 = Section 19 amendment - Garages and Vehicles - Open	4308	GAILEY	Ct
CCR22-1100	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3257	KIMBERLY	Rd
CCR22-1085	Initial Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3842	CAMBRIDGE	Rd
CCR22-1010	Initial Notice Sent	Ongoing coordination with Aartment Mngr.	2690	COUNTRY CLUB	Dr
CCR21-1076	Initial Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Closed	3835	CAMBRIDGE	Rd
CCR21-1054	Initial Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3350	SAGE	Dr
CCR20-1044	Initial Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions - Open Airpark Estates - Improperly stored Materials - Closed	3008	BOEING	Rd
CCR21-1002	Pre-legal Notice Sent	Deer Trail Estates - 2. Recreational Vehicle (RV) Storage - Open	3003	WILKINSON	Rd
CCR21-1001	Pre-legal Notice Sent	Deer Creek Estates Unit 1 - Vehicles - Open Deer Creek Estates Unit No. 1 - Improperly stored Materials - Open	2431	MELLOWDAWN	Way
CCR20-1035	Pre-legal Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Materials - Closed Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Closed Cameron Park North Unit No. 7 - Improperly Stored Materials - Open Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	3451	LA CANADA	Dr

Number of Cases: 34

CC&R Violation Manager Case Detail Report

Generated: 3/30/2023 10:37 AM



*Cameron Park
Community Services District*

Agenda Transmittal

DATE: April 3, 2023

FROM: Jim Mog, CC&R Compliance Officer
André Pichly, General Manager

AGENDA ITEM #4A: AIRPARK ESTATES – CAMERON PARK

RECOMMENDED ACTION: Review and Discuss.

Attachment Link:

[https://www.cameronpark.org/files/41d438f2a/Airpark+Estat
es+N+Unit+5.pdf](https://www.cameronpark.org/files/41d438f2a/Airpark+Estat
es+N+Unit+5.pdf)

Introduction:

Airpark Estates in Cameron Park is a distinct community in the District. The neighborhood consists of many large lots and large homes equipped with airplane hangars. The Cameron Park Community Airport is located on the west side of the neighborhood. The Airpark neighborhood residents may access the airstrip by plane from their home out to the runway and can return from the runway to their own private hanger at their home. Many of the CC&Rs are referencing requirements for the aircraft while other portions reference standard curb appeal items that were designed to keep the frontages clean and clear of improperly stored items, parking, and storage of recreational items.

Amendments (2 &3) were made by the neighborhood residents in 2012 re-classifying motorhomes to be exempt from the CC&Rs as a recreational vehicle with the only storage requirement being that the recreational vehicle needs to be screened 50%. With this amendment, the CC&R staff are left with very little action to be taken on the motorhomes. Below is a listing of what can and cannot be addressed by the CC&R staff.

Items the CSD CC&R department cannot address due to the 2012 Amendments (2 &3):

- Motorhomes on a lot and off the street parked up against a structure providing 50% screening.
- Motorhomes on a lot and in a driveway
- Trailers of any kind in a driveway and not on the street – Violations have been addressed with notices and receive objective responses.
- Boats in driveways and not on the street - Violations have been addressed with notices and receive objective responses.
- Traffic issues such as speeding – Requested by residents. CC&R staff has no jurisdiction.
- Activities behind fence line – Requested by residents. CC&R staff has no jurisdiction behind the fence line on any matter.
- Unpermitted Businesses – Requested by residents. CC&R staff has no jurisdiction. County Matter.
- County restrictions such as property line restrictions and utility item placements.
- House colors chosen on the exterior of a residence. – There is no color pallet in the CC&Rs, therefore CC&R staff has no authority to demand a change of color. Only the ARC may make such a request.

Items the CSD CC&R department can address:

- Vehicle parking on streets
- Improperly stored materials in frontage or on street.
- Improvement requirements of aesthetics and setbacks

CC&R staff have distributed “blanket letters” for residents reminding them of the CC&Rs as well as being a good neighbor by keeping the frontages presentable as designed with the original CC&Rs in mind.

The 2nd and 3rd amendments make it difficult to work any violations noted above. When a notice is served, our office and staff often receive threats of legal action against the CSD for addressing an issue with one neighbor that may have a boat and the neighbor next door has a similar violation of a motorhome but such recreational vehicles are exempt.

Staff has discussed the conflict of the amendments with residents and how it is written to exclude much of the blight of these motorhomes, recreational trailers, boats, and campers. The simple dilemma that affects CC&R staff is this: abating a recreational

trailer from one resident is unfair when the neighbor next door can keep their recreational motorhome without any accountability or recourse.

This report has been provided to inform and educate the committee and the community of Cameron Park as to the limit of services in Airpark Estates. Please use the link above to review the Air Park Estates CC&Rs.

CC&R VIOLATION ENFORCEMENT PRIORITIES

Staff continues to navigate the volume of complaints submitted to the CC&R enforcement office. The nature of the complaints range from annoyances to visual blight to health and safety concerns. In many cases, complaints received are not addressed within the recorded CC&R documents and therefore do not fall within the purview of CC&R enforcement. Staff must constantly re-prioritize workload in order to address as many of these concerns as possible in a timely manner. Staff is recommending the establishment of guidelines for response priorities.

Staff has drafted the following priority levels based on;

- The frequency of each type of complaint
- Past CC&R workshop feedback
- Impact on property values and impact on quality of life
- Available resources and ability to enforce each violation type
- Public safety due to non-compliance with applicable CC&Rs

High Priority

1. Issues to include situations where non-compliance to applicable CC&Rs may pose a risk to public safety.
2. Road hazards and roadway visibility obstructions would also be high priority as a matter of safety.

Active or imminent dangers would be referred to the appropriate authority (i.e. Sheriff, Fire Department, Code Enforcement, Child Protective Services, Adult Protective Services etc).

Medium Priority- issues to include conditions that have a direct affect property values, conditions that create visual blight and RV/Boat/Trailer/Commercial vehicle parking

3. Property maintenance deficiencies (roofs, exterior walls, broken windows, fences, decks etc.)
4. Debris
5. RV/Boat/Trailer/Commercial vehicle parking
6. Landscaping/Yard maintenance
7. Inoperable vehicles (significant damage, flat tires, on jacks, missing parts etc.)
8. Property improvement projects that have not received Architectural Review Committee Approval

Low Priority Issues that will be addressed as resources allow. Some of these issues are difficult to verify with available resources.

9. Trash receptacles improperly stored
10. Overnight parking
11. Too many cars parked in driveway
12. On street parking of standard vehicles
13. All other reported CC&R violations

CC&R VIOLATION ENFORCEMENT PRIORITIES

Staff is often contacted regarding situations that either do not fall within the realm of CC&Rs, or are ineffectively addressed due to authority or resource limitations. In an effort to best serve the community, it is often more effective to refer some situations to a partnering agency with greater authority to properly address these resident concerns. These situations include;

- Abandoned vehicles- El Dorado County Sheriff Vehicle Abatement
- Barking Dogs- El Dorado County Animal Control
- Drainage- El Dorado County Department of Transportation
- *Fire Hazards- Cameron Park Fire Department
- Home based businesses- El Dorado County Code Compliance
- Noise nuisances- El Dorado County Sheriff
- Road Repair- El Dorado County Department of Transportation